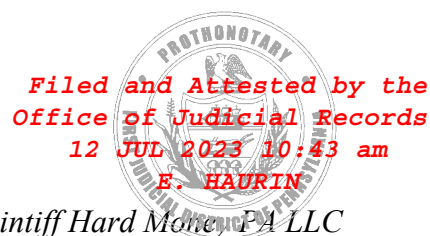


**¶ Ex. 7**

**DUANE MORRIS LLP**  
**A Delaware Limited Liability Partnership**

By: Ryan A. Gower (312980)  
30 South 17th Street  
Philadelphia, PA 19103-4196  
Telephone: 215.979.1000  
Facsimile: 215.979.1020  
E-mail: rgower@duanemorris.com



*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,	Plaintiff,	COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
v.		NOVEMBER TERM 2022
ERION REAL ESTATE INVESTORS, LLC STEPHEN AUGUSTUS DUFFUS-DOYLE MILDRED S. ST. FORT,	Defendants.	NO. 01165  CIVIL ACTION

**PRAECIPE FOR WRIT OF EXECUTION**  
**(Confession of Judgment)**

TO THE OFFICE OF JUDICIAL RECORDS:

Kindly issue a writ of execution in the above matter:

Amount Due	\$64,518.33
Interest from 8/11/2022	
at \$33.33 <i>per diem</i>	\$ _____
TOTAL DUE	\$ _____
Plus costs as endorsed	

**DUANE MORRIS LLP**

Dated: July 12, 2023

/s/ Ryan A. Gower  
By: Ryan A. Gower (312980)  
*Attorneys for Plaintiff Hard Money PA LLC*

Case ID: 221101165

**DUANE MORRIS LLP**

**A Delaware Limited Liability Partnership**

By: Ryan A. Gower (312980)

30 South 17th Street

Philadelphia, PA 19103-4196

Telephone: 215.979.1000

Facsimile: 215.979.1020

E-mail: rgower@duanemorris.com

*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,

Plaintiff,

v.

ERION REAL ESTATE INVESTORS, LLC  
STEPHEN AUGUSTUS DUFFUS-DOYLE  
MILDRED S. ST. FORT,

Defendants.

COURT OF COMMON PLEAS OF  
PHILADELPHIA COUNTY

NOVEMBER TERM 2022

NO. 01165

CIVIL ACTION

**WRIT OF EXECUTION  
(Confession of Judgment)**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF PHILADELPHIA  
TO THE SHERIFF OF PHILADELPHIA COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy  
upon and sell the following described property:

519 N. Wanamaker Street  
Philadelphia, PA 19131  
(see legal description attached)

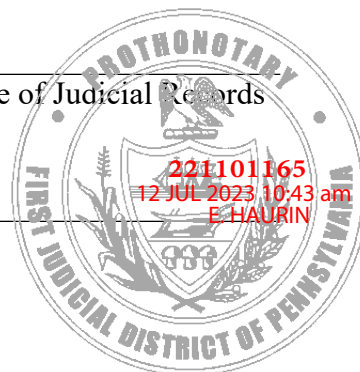
Amount Due	\$64,518.33
Interest from 8/11/2022	
at \$33.33 <i>per diem</i>	\$ _____
TOTAL DUE	\$ _____
Plus costs as endorsed	

Dated: \_\_\_\_\_

Eric Feder, Director, Office of Judicial Records

(SEAL)

Clerk



Case ID: 221101165

November Term 2022, No. 01165

IN THE COURT OF COMMON PLEAS OF  
PHILADELPHIA COUNTY, PENNSYLVANIA

HARD MONEY PA LLC

vs.

ERION REAL ESTATE INVESTORS, LLC  
STEPHEN AUGUSTUS DUFFUS-DOYLE  
MILDRED S. ST. FORT

---

**WRIT OF EXECUTION  
(Confession of Judgment)**

---

Real Debt:	\$ <u>64,518.33</u>
Interest:	\$_____
<i>from 8/11/2022</i>	
Costs Paid:	
<i>Office of Judicial Records</i>	\$_____
<i>Sheriff</i>	\$_____
<i>Statutory</i>	\$_____
Costs due to the Office of Judicial Records	\$_____

/s/ Ryan A. Gower  
By: Ryan A. Gower (312980)  
*Attorneys for Plaintiff Hard Money PA LLC*

**Where papers may be served:**

ERION REAL ESTATE INVESTORS, LLC  
STEPHEN AUGUSTUS DUFFUS-DOYLE  
MILDRED S. ST. FORT  
130 Monument Road, Apt 513  
Bala Cynwyd, PA 19004

**DUANE MORRIS LLP****A Delaware Limited Liability Partnership**

By: Ryan A. Gower (312980)

30 South 17th Street

Philadelphia, PA 19103-4196

Telephone: 215.979.1000

Facsimile: 215.979.1020

E-mail: rgower@duanemorris.com

*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,	Plaintiff,	COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
v.		NOVEMBER TERM 2022
ERION REAL ESTATE INVESTORS, LLC STEPHEN AUGUSTUS DUFFUS-DOYLE MILDRED S. ST. FORT,	Defendants.	NO. 01165  CIVIL ACTION

**AFFIDAVIT OF SERVICE OF SHERIFF'S SALE NOTICE**  
**PURSUANT TO Pa.R.C.P. 3129.1**

Ryan A. Gower, of Duane Morris LLP, attorneys for Plaintiff in the above captioned action, sets forth as of the date the praecipe for writ of execution was filed, the following information concerning the real property located at 519 N. Wanamaker Street, Philadelphia, PA 19131 as more fully described in the property description attached hereto and made a part hereof.

1. Name and address of Owners or Reputed Owners:

Name

Erion Real Estate Investors, LLC

Address130 Monument Road, Apt 513  
Bala Cynwyd, PA 19004

Stephen Augustus Duffus-Doyle

130 Monument Road, Apt 513  
Bala Cynwyd, PA 19004

Mildred S. St. Fort

130 Monument Road, Apt 513  
Bala Cynwyd, PA 19004

2. Name and address of defendants in the judgment:

<u>Name</u>	<u>Address</u>
Erion Real Estate Investors, LLC	130 Monument Road, Apt 513 Bala Cynwyd, PA 19004
Stephen Augustus Duffus-Doyle	130 Monument Road, Apt 513 Bala Cynwyd, PA 19004
Mildred S. St. Fort	130 Monument Road, Apt 513 Bala Cynwyd, PA 19004

3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

<u>Name</u>	<u>Address</u>
Hard Money PA LLC	10015 Old Columbia Road, Suite H-125 Columbia, Maryland 21046

4. Name and address of the last recorded holder of every mortgage of record:

<u>Name</u>	<u>Address</u>
Hard Money PA LLC	10015 Old Columbia Road, Suite H-125 Columbia, Maryland 21046

5. Name and address of every other person who has any record lien on the property and whose interest may be affected by the sale:

<u>Name</u>	<u>Address</u>
None.	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

<u>Name</u>	<u>Address</u>
City of Philadelphia c/o Real Estate Tax Unit	1401 John F. Kennedy Boulevard Municipal Services Building Public Services Concourse Philadelphia, PA 19102
City of Philadelphia c/o Water Revenue	1401 John F. Kennedy Boulevard Municipal Services Building Public Services Concourse Philadelphia, PA 19102
City of Philadelphia c/o Business/Corporate Tax Unit	1401 John F. Kennedy Boulevard Municipal Services Building

	Public Services Concourse Philadelphia, PA 19102
City of Philadelphia c/o Law Department	1401 John F. Kennedy Boulevard Municipal Services Building, 5 <sup>th</sup> Floor Public Services Concourse Philadelphia, PA 19102
City of Philadelphia Attn: Department of Revenue	1401 John F. Kennedy Boulevard Philadelphia, PA 19102
City of Philadelphia c/o Law Department	1515 Arch Street, 14th Floor Philadelphia, PA 19107
City of Philadelphia c/o Water Revenue Department	P.O. Box 41496 Philadelphia, PA 19101-1496
City of Philadelphia c/o Department of Revenue	P.O. Box 8409 Philadelphia, PA 19101
School District of Philadelphia	440 N. Broad Street, Suite 313 Philadelphia, PA 19130
GRB Law	1425 Spruce Street, Suite 100 Philadelphia, PA 19102
Linebarger, Goggan, Blair and Sampson, LLP	4 Penn Center, 1600 JFK Boulevard Suite 910 Philadelphia, PA 19102
Philadelphia City Tax Office	PO Box 8409 Philadelphia, PA 19101
Philadelphia Water and Sewer Bureau	PO Box 41496 Philadelphia, PA 19101

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale (i.e. Tenants):

<u>Name</u>	<u>Address</u>
Tenant	519 N. Wanamaker Street Philadelphia, PA 19131
Philadelphia County Domestic Relations Office	34 South 11 <sup>th</sup> Street Philadelphia, PA 19107
PA Dept. of Public Welfare –	25 S. Front Street

Bureau of Child Support

Harrisburg, PA 17101

Commonwealth of PA  
Department of Human Services

625 Forster Street  
Harrisburg, PA 17120

Pennsylvania Dept of Revenue  
Bureau of Compliance

PO Box 280948  
Harrisburg, PA 17128

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

**DUANE MORRIS LLP**

Dated: July 12, 2023

/s/ Ryan A. Gower

By: Ryan A. Gower (312980)

*Attorneys for Plaintiff Hard Money PA LLC*



**DUANE MORRIS LLP**

**A Delaware Limited Liability Partnership**

By: Ryan A. Gower (312980)

30 South 17th Street

Philadelphia, PA 19103-4196

Telephone: 215.979.1000

Facsimile: 215.979.1020

E-mail: rgower@duanemorris.com

*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,	Plaintiff,	COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
v.		NOVEMBER TERM 2022
ERION REAL ESTATE INVESTORS, LLC STEPHEN AUGUSTUS DUFFUS-DOYLE MILDRED S. ST. FORT,	Defendants.	NO. 01165  CIVIL ACTION

**THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO:

Erion Real Estate Investors, LLC  
130 Monument Road, Apt 513  
Bala Cynwyd, PA 19004

Stephen Augustus Duffus-Doyle  
130 Monument Road, Apt 513  
Bala Cynwyd, PA 19004

Mildred S. St. Fort  
130 Monument Road, Apt 513  
Bala Cynwyd, PA 19004

Your house at 519 N. Wanamaker Street, Philadelphia, PA 19131 is scheduled to be sold at the Public on- line auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910 on October 3, 2023 at 10:00 AM prevailing time, by accessing the web address: [www.bid4assets.com/philaforeclosures](http://www.bid4assets.com/philaforeclosures), to enforce the court judgment of \$64,518.33 obtained by Hard Money PA LLC against you.

Case ID: 221101165

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be cancelled if you pay to Hard Money PA LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call our office at 215-979-1000.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Duane Morris LLP at 215-979-1000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Philadelphia County at 215-686-3534.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

8. You may contact the Foreclosure Resource Center:  
<http://www.philadelphiafed.org/foreclosure/>

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**Philadelphia Bar Association  
Lawyer Referral and Information Service  
One Reading Center  
Philadelphia, PA 19107  
Telephone: 215-238-1701**

**Asociacion De Licenciados De Filadelfia  
Servicio De Referencia E Informacion Legal  
One Reading Center  
Filadelfia, PA 19107  
Telefono: 215-238-1701**

## LEGAL DESCRIPTION

November Term 2022, No. 01165

Judgment: \$64,518.33

Attorneys: Duane Morris LLP (Ryan A. Gower, Esq.)

**ALL THAT CERTAIN** lot or piece of ground with the two story brick messuage or tenement thereon erected.

**SITUATE** on the East of Wanamaker Street at the distance of 360 feet 6 inches Southward from the South side of Girard Avenue.

**CONTAINING** in front or breadth on Wanamaker Street 15 feet and extending in length or depth Eastward of that width between parallel lines at right angles to Wanamaker Street 55 feet to a certain 3 feet wide alley which extends Northward into Girard Avenue and Southward into a certain other 3 feet wide alley which last mentioned alley leads Southeastward from Wanamaker Street to 58th Street.

**BEING NO.** 519 N. Wanamaker Street, Philadelphia, PA 19131

BEING THE SAME PREMISES WHICH PATRICE LAPORTE BY DEED DATED JANUARY 21, 2019 AND RECORDED JANUARY 28, 2019 IN DOCUMENT ID # 53470588, GRANTED AND CONVEYED UNTO ERION REAL ESTATE INVESTORS, LLC, IN FEE.

**DUANE MORRIS LLP**

**A Delaware Limited Liability Partnership**

By: Ryan A. Gower (312980)

30 South 17th Street

Philadelphia, PA 19103-4196

Telephone: 215.979.1000

Facsimile: 215.979.1020

E-mail: rgower@duanemorris.com

*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,

Plaintiff,

v.

ERION REAL ESTATE INVESTORS, LLC  
STEPHEN AUGUSTUS DUFFUS-DOYLE  
MILDRED S. ST. FORT,

Defendants.

COURT OF COMMON PLEAS OF  
PHILADELPHIA COUNTY

NOVEMBER TERM 2022

NO. 01165

CIVIL ACTION

**CERTIFICATION TO THE SHERIFF**

Address of the Property or Premises:

Book & Writ Number

519 N. Wanamaker Street, Philadelphia, PA 19131

This certifies that the 3129 Affidavit for the above-mentioned property is correct, complete, accurate and current to the date of filing the praecipe for writ of execution. This certifies that the Attorney on the Writ will indemnify the Sheriff of the City and County of Philadelphia for any costs and/or claims arising out of any and all inaccuracies in, and/or failure to cure in said 3129 Affidavit, and further Fraudulent practice(s) on the part of the plaintiff shall invalidate the sale. I further certify that my client, the Plaintiff, has not engaged in any fraudulent practices with regards to these particular mortgages. Criminal prosecution may result from any fraudulent practices with regards to these particular mortgages.

**DUANE MORRIS LLP**

Dated: July 12, 2023

/s/ Ryan A. Gower

By: Ryan A. Gower (312980)

*Attorneys for Plaintiff Hard Money PA LLC*

Case ID: 221101165

**DUANE MORRIS LLP**

**A Delaware Limited Liability Partnership**

By: Ryan A. Gower (312980)

30 South 17th Street

Philadelphia, PA 19103-4196

Telephone: 215.979.1000

Facsimile: 215.979.1020

E-mail: rgower@duanemorris.com

*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,

Plaintiff,

v.

ERION REAL ESTATE INVESTORS, LLC  
STEPHEN AUGUSTUS DUFFUS-DOYLE  
MILDRED S. ST. FORT,

Defendants.

COURT OF COMMON PLEAS OF  
PHILADELPHIA COUNTY

NOVEMBER TERM 2022

NO. 01165

CIVIL ACTION

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY:

1. The judgment entered in the within captioned matter is based on an action in Confession of Judgment.
2. Defendant, Erion Real Estate Investors, LLC, own the property exposed to sale.
3. Defendants Erion Real Estate Investors, LLC, Stephen Augustus Duffus-Doyle and Mildred S. St. Fort are residents of the Commonwealth of Pennsylvania.

**DUANE MORRIS LLP**

Dated: July 12, 2023

/s/ Ryan A. Gower

By: Ryan A. Gower (312980)

*Attorneys for Plaintiff Hard Money PA LLC*

**DUANE MORRIS LLP**

**A Delaware Limited Liability Partnership**

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*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,

Plaintiff,

v.

ERION REAL ESTATE INVESTORS, LLC  
STEPHEN AUGUSTUS DUFFUS-DOYLE  
MILDRED S. ST. FORT,

Defendants.

COURT OF COMMON PLEAS OF  
PHILADELPHIA COUNTY

NOVEMBER TERM 2022

NO. 01165

CIVIL ACTION

**CERTIFICATION AS TO THE SALE OF REAL ESTATE**

I, Ryan A. Gower, of Duane Morris LLP, counsel for Plaintiff Hard Money PA LLC hereby certify that Duane Morris LLP is the attorney of record for the Plaintiff in the above-captioned Confession of Judgment matter.

I further certify that the subject property 519 N. Wanamaker Street, Philadelphia, PA 19131 is not a residential property, and as such, is not subject to the provisions of Act 6 of 1974 and Act 91 of 1983.

**DUANE MORRIS LLP**

Dated: July 12, 2023

/s/ Ryan A. Gower

By: Ryan A. Gower (312980)

*Attorneys for Plaintiff Hard Money PA LLC*

**DUANE MORRIS LLP****A Delaware Limited Liability Partnership**

By: Ryan A. Gower (312980)

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Philadelphia, PA 19103-4196

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Facsimile: 215.979.1020

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*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,	Plaintiff,	COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
v.		NOVEMBER TERM 2022
ERION REAL ESTATE INVESTORS, LLC STEPHEN AUGUSTUS DUFFUS-DOYLE MILDRED S. ST. FORT,	Defendants.	NO. 01165  CIVIL ACTION

Location: 519 N. Wanamaker Street, Philadelphia, PA 19131

Improvement Area

Property Dimensions: 1,220 Square Feet

Land Area

Property Dimensions: 825 Square Feet

OPA Account No.: 043140900

Ward: 4th

Improvements: ROW B 2 STY

Subject to Mortgage: No

Subject to Rent: No

C.P. No.: November Term 2022, No. 01165

Judgment: \$64,518.33

Attorneys: Duane Morris LLP (Ryan A. Gower)



To be sold as the Property of: Erion Real Estate Investors, LLC, Stephen Augustus Duffus-  
Doyle, Mildred S. St. Fort

Philadelphia Sheriff Rochelle Bilal

## LEGAL DESCRIPTION

November Term 2022, No. 01165

Judgment: \$64,518.33

Attorneys: Duane Morris LLP (Ryan A. Gower, Esq.)

**ALL THAT CERTAIN** lot or piece of ground with the two story brick messuage or tenement thereon erected.

**SITUATE** on the East of Wanamaker Street at the distance of 360 feet 6 inches Southward from the South side of Girard Avenue.

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*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,	Plaintiff,	COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
v.		NOVEMBER TERM 2022
ERION REAL ESTATE INVESTORS, LLC STEPHEN AUGUSTUS DUFFUS-DOYLE MILDRED S. ST. FORT,	Defendants.	NO. 01165  CIVIL ACTION

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

- The judgment entered in the above matter is based on an action:  
☐ A. In Assumpsit (Contract)  
☐ B. In Trespass (Accident)  
☐ C. Money Judgment  
☒ D. Confessed Judgment (Pa RCP # 2950)  
☐ E. In Mortgage Foreclosure  
☐ F. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- The defendants own the property being exposed to sale as:  
☐ A. An individual  
☐ B. Tenants by Entireties  
☐ C. Joint tenants with right of survivorship  
☐ D. A Partnership  
☐ E. Tenants in Common  
☒ F. A Corporation
- The defendants are:  
☒ A. Residents in the Commonwealth of Pennsylvania  
☐ B. Not Resident in the Commonwealth of Pennsylvania

\_\_\_\_\_ C. If more than one defendant and either A or B above not applicable,  
state which defendants are residents of the Commonwealth of  
Pennsylvania.

Residents: \_\_\_\_\_

This certification must be signed by the attorney of record if an appearance has been entered;  
otherwise certification must be signed by Plaintiff.

**DUANE MORRIS LLP**

Dated: July 12, 2023

/s/ Ryan A. Gower

By: Ryan A. Gower (312980)

*Attorneys for Plaintiff Hard Money PA LLC*

**DUANE MORRIS LLP**

**A Delaware Limited Liability Partnership**

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E-mail: rgower@duanemorris.com

*Attorneys for Plaintiff Hard Money PA LLC*

HARD MONEY PA LLC,

Plaintiff,

v.

ERION REAL ESTATE INVESTORS, LLC  
STEPHEN AUGUSTUS DUFFUS-DOYLE  
MILDRED S. ST. FORT,

Defendants.

COURT OF COMMON PLEAS OF  
PHILADELPHIA COUNTY

NOVEMBER TERM 2022

NO. 01165

CIVIL ACTION

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

**DUANE MORRIS LLP**

Dated: July 12, 2023

/s/ Ryan A. Gower

By: Ryan A. Gower (312980)

*Attorneys for Plaintiff Hard Money PA LLC*